

# **Exhibit A**

## **Regional Map**



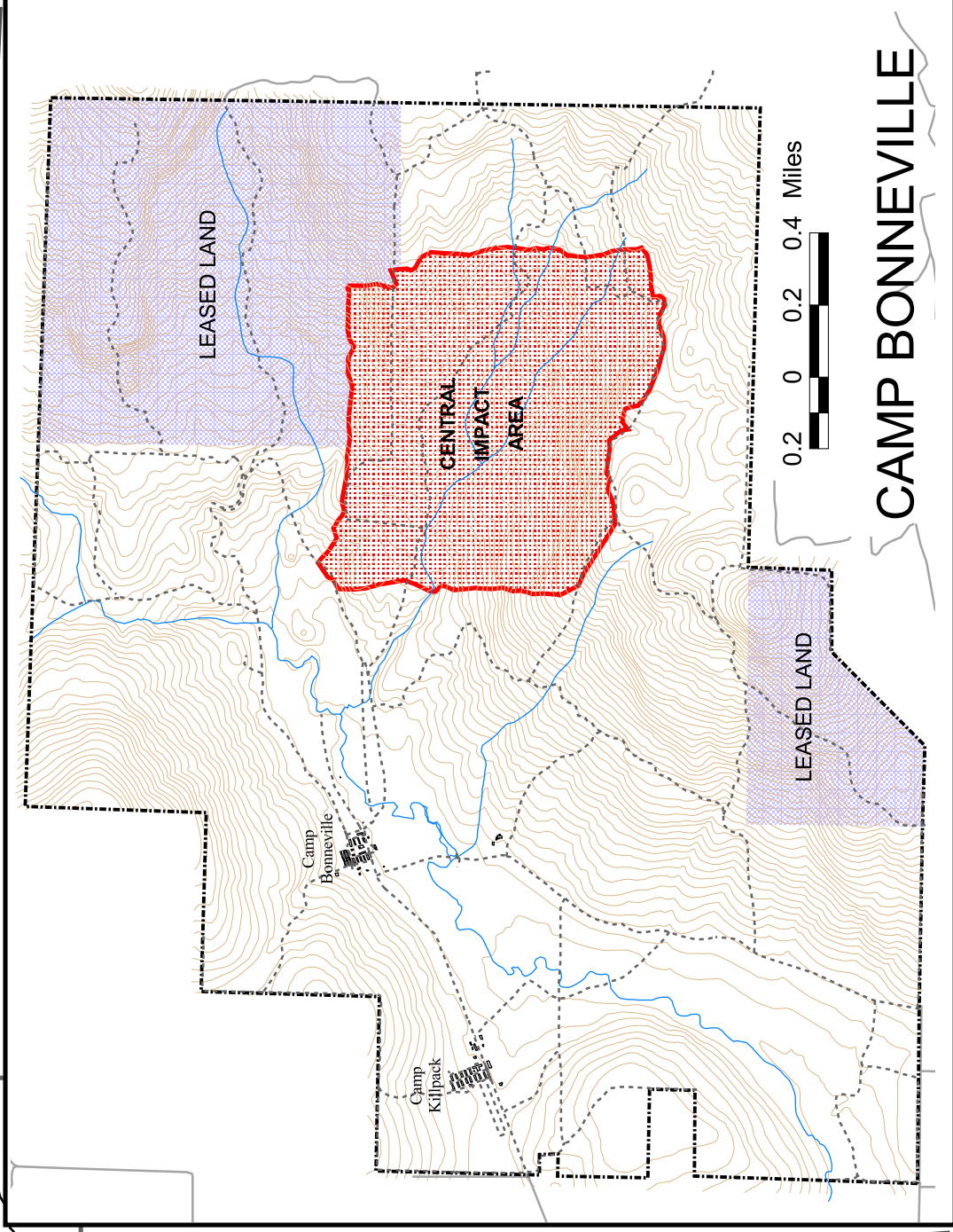
WASHINGTON STATE

CLARK COUNTY

Camp Bonneville

Vancouver

Portland



# REGIONAL MAP

## Camp Bonneville

CAMP BONNEVILLE



# **Exhibit B**

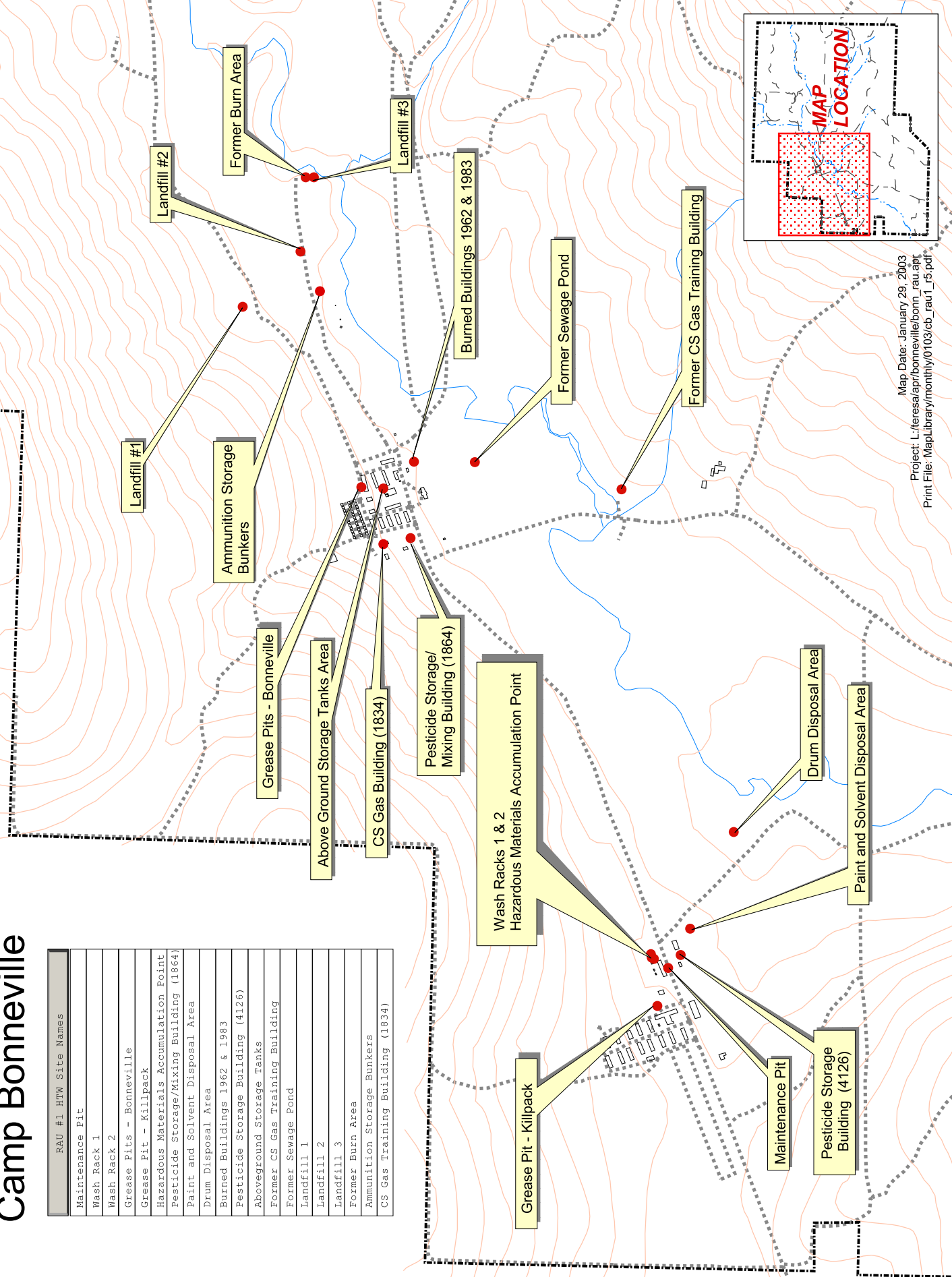
## **Map of RAU 1**



# REMEDIAL ACTION UNIT #1

## Camp Bonneville

RAU #1 HTW Site Names
Maintenance Pit
Wash Rack 1
Wash Rack 2
Grease Pits - Bonneville
Grease Pit - Killpack
Hazardous Materials Accumulation Point
Pesticide Storage/Mixing Building (1864)
Paint and Solvent Disposal Area
Drum Disposal Area
Burned Buildings 1962 & 1983
Pesticide Storage Building (4126)
Aboveground Storage Tanks
Former CS Gas Training Building
Former Sewage Pond
Landfill 1
Landfill 2
Landfill 3
Former Burn Area
Ammunition Storage Bunkers
CS Gas Training Building (1834)







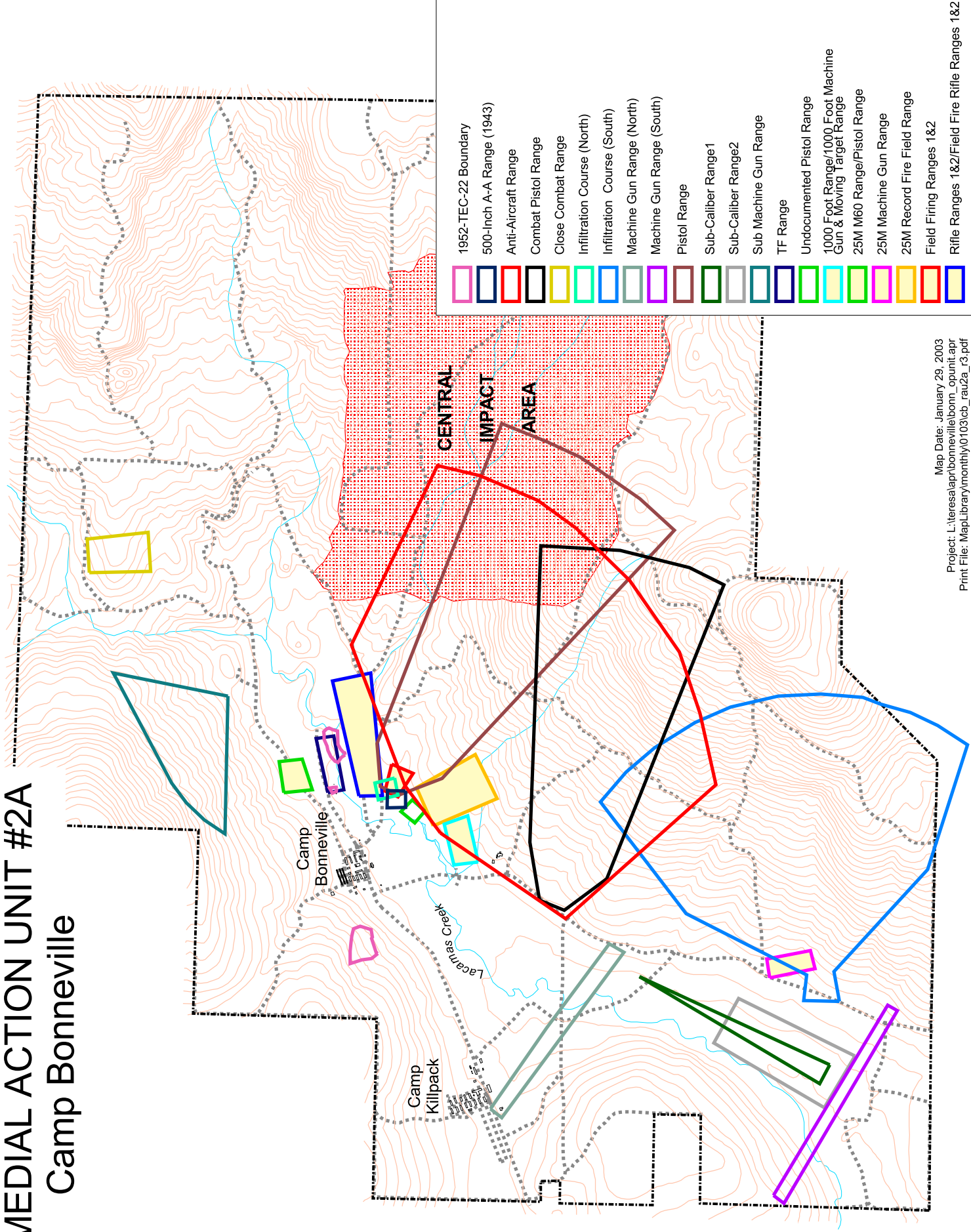
# **Exhibit C**

## **Map of RAU 2A**



# REMEDIAL ACTION UNIT #2A

## Camp Bonneville





# **Exhibit D**

## **Map of RAU 2B**



# REMEDIAL ACTION UNIT #2B

## Camp Bonneville

Camp Bonneville

Camp Killpack

Lacamas Creek

CENTRAL  
IMPACT  
AREA

4 Wells

Demo Area #2

Demo Area #3

GAS PIPELINE

MAP  
LOCATION





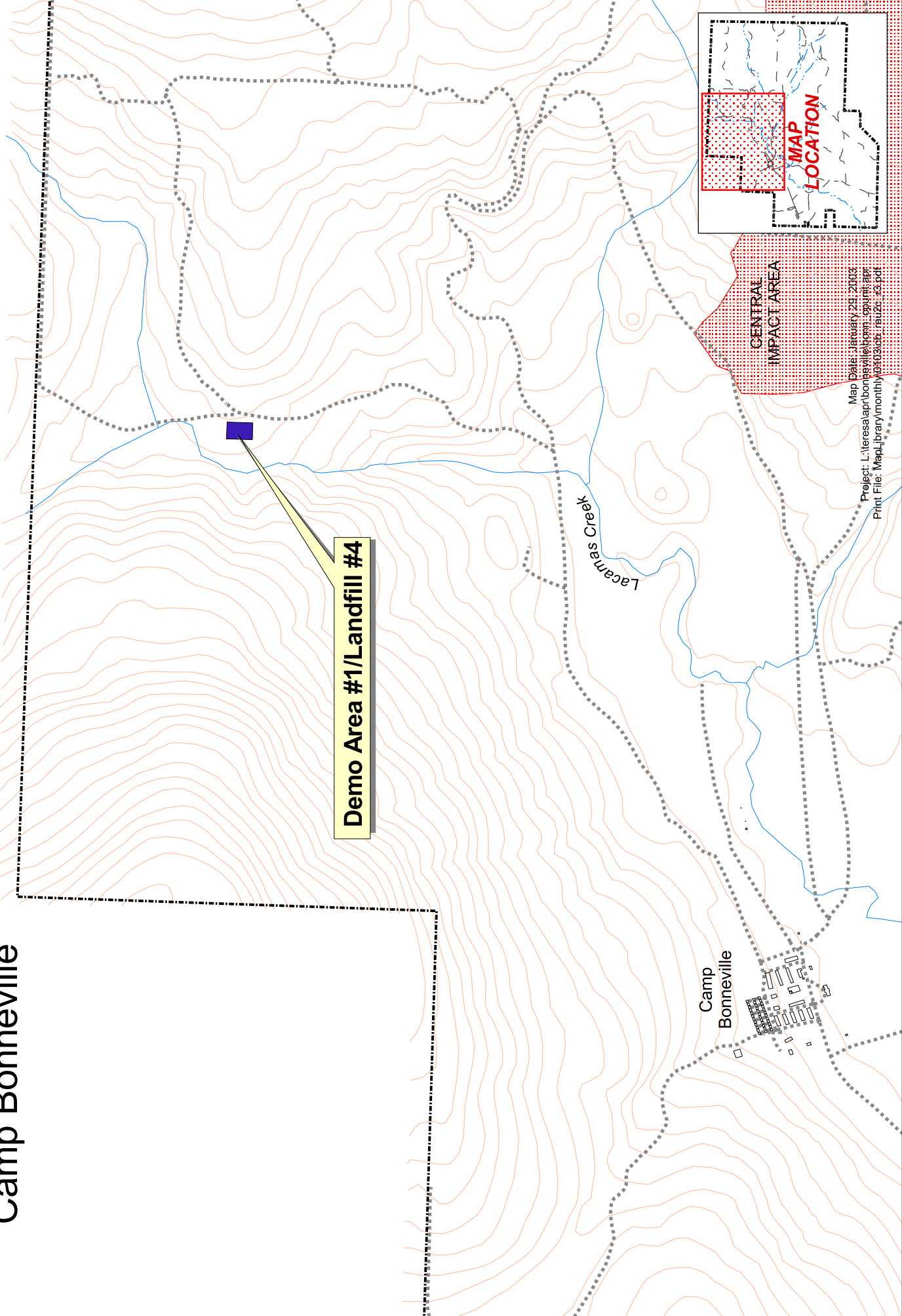
# **Exhibit E**

## **Map of RAU 2C**



# REMEDIAL ACTION UNIT #2C

## Camp Bonneville



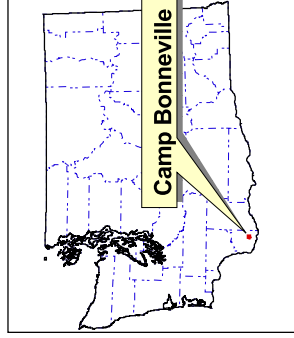


# **Exhibit F**

## **Map of RAU 3**



Artillery Firing Point	Artillery Safety Fan	Mortar Firing Point	Mortar Safety Fan
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# **Exhibit G**

## **Legal Descriptions of the Property**



# **Description of Early Transfer Parcel**

CAMP BONNEVILLE  
MILITARY RESERVATION

PROSPECTIVE PURCHASER  
CONSENT DECREE  
NO.





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**DEPARTMENT OF PUBLIC WORKS  
COUNTY SURVEYOR'S OFFICE**

**EXHIBIT " A "  
CAMP BONNEVILLE  
LEGAL DESCRIPTION**

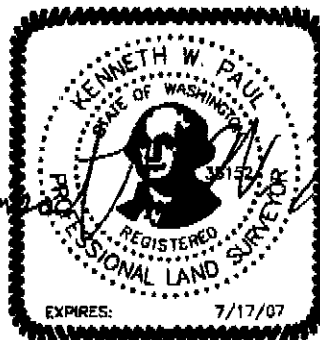
A parcel of land located in Sections 34 and 35 of Township 3 North, Range 3 East of the Willamette Meridian, and in Sections 1, 2, 3, and 10 of Township 2 North, Range 3 East of the Willamette Meridian, all in Clark County, Washington, more particularly described as follows:

All of Section 35 and the Southeast quarter (SE1/4) of Section 34 of said Township 3 North, Range 3 East, of the Willamette Meridian;

All of Sections 1, 2, 3, and the north half (N1/2) of Section 10, of said Township 2 North, Range 3 East, of the Willamette Meridian;

EXCEPT the north half of the southwest quarter of the southwest quarter (N1/2SW1/4SW1/4) of said Section 3, as shown in record of survey in Book 23, Page 91, of the records of Clark County, Washington;

ALSO EXCEPT that tract of land conveyed to the Public, by Quit Claim Deed recorded under Auditor's File Book 24, Page 223 on August 29, 1894 being a portion of the Southwest quarter of the Northwest quarter of Section 3, of said Township 2 North, Range 3 East, of the Willamette Meridian, Clark County, Washington, described as follows:



Boundary doc

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(360) 397-8118, EXTENSION 5130 • FAX (360) 397-8053 • TDD (360) 397-6057

WRITTEN BY: *[Signature]*  
REVIEWED BY: *[Signature]*



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COUNTY SURVEYOR'S OFFICE**

Beginning at the Southwest corner of the Northwest quarter of said Section 3, thence east along the south line of said northwest quarter twenty (20) rods; thence north parallel with the west line of said northwest quarter sixteen (16) rods; thence west parallel with the south line of said northwest quarter twenty (20) rods to the west line of northwest quarter of Section 3; thence south along said west line sixteen (16) rods to the point of beginning.

ALSO EXCEPT any portion lying within the right of way of Northeast 232<sup>nd</sup> Avenue.

ALSO EXCEPT any portion lying within the right of way of Northeast 68th Street.

This description contains 3,015 acres, more or less

This description is not intended to depict an actual field survey.



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WRITTEN BY: *[Signature]*  
REVIEWED BY: *[Signature]*

# **Description of DNR Parcels**

CAMP BONNEVILLE  
MILITARY RESERVATION

PROSPECTIVE PURCHASER  
CONSENT DECREE  
NO.





**STATE OF WASHINGTON**  
**DEPARTMENT OF NATURAL RESOURCES**  
**Doug Sutherland, Commissioner of Public Lands**

Lease No. 60-072948  
(Army's Lease No. DACA67-01-177)

BY THIS LEASE, by and between the STATE OF WASHINGTON, acting by and through the Department of Natural Resources, hereinafter called the "State," and the UNITED STATES OF AMERICA, DEPARTMENT OF THE ARMY, hereinafter called the "Lessee," the State leases to the Lessee the following described lands in Clark County, Washington, on the terms and conditions stated herein, to wit:

All of Section 36, Township 3 North, Range 3 East, W.M., and the NW4 of Section 11, except all that portion of land lying southerly and easterly of the diagonal line from the northeast corner of the southwest corner of the SE4N W4 in Section 11, and the N W4NE4 of Section 11, in Township 2 North, Range 3 East, W.M., in Clark County, Washington, containing 820 acres, more or less.

Subject to Water Rights on file under number 79-000255, Lacamas Lake Drainage Basin.



# **Exhibit H**

## **Conceptual Remedial Action Plan**



## CONCEPTUAL REMEDIAL ACTION PLAN

### OVERVIEW

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As part of the CERCLA early transfer process described in [Section VI.A](#) of the Decree, the U.S. Department of the Army (Army) and Clark County, Washington (Clark County), along with the Bonneville Conservation, Restoration, and Renewal Trust LLC (BCRRT LLC), negotiated an Environmental Services Cooperative Agreement (ESCA) that provides funding for the investigation and cleanup of the Property after the conveyance of the Early Transfer Parcel. To enable the Army and Clark County to estimate the potential cost of that investigation and cleanup, the Parties to the Decree jointly developed this Conceptual Remedial Action Plan. This plan generally describes the additional remedial actions that may be required at the Property under chapter 173-340 WAC, based on the information that was available from Washington State Department of Ecology (Ecology) and the Army at the time the Decree was entered. The Conceptual Remedial Action Plan does not represent the final decision of Ecology with respect to the investigation and cleanup of the Property and is not a Cleanup Action Plan as described in WAC 173-340-360. The schedules for development of the necessary remedial action plans and reports, and opportunities for public participation, are set forth in [Section X](#) of the Decree. If terms used in this Conceptual Remedial Action Plan are defined in [Section IV](#) of the Decree, the definition in the Decree shall apply.

### REMEDIAL ACTION UNIT 1 (RAU 1)

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RAU 1 is defined in [Section VIII](#) of the Decree. The remedial actions undertaken prior to entry of the Decree are described in [Section IX](#) of the Decree. The remedial actions to be undertaken at RAU 1 are set forth in [Section X](#) of the Decree.

For RAU 1, the restrictive covenants required under the Cleanup Action Plan will be developed and recorded.

### REMEDIAL ACTION UNIT 2A (RAU 2A)

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RAU 2A is defined in [Section VIII](#) of the Decree. The remedial actions undertaken at RAU 2A prior to entry of the Decree are described in [Section IX](#) of the Decree. The remedial actions to be undertaken at RAU 2A are set forth in [Section X](#) of the Decree. The following is the conceptual remedial action plan for RAU 2A.

Soil quantities and current contamination levels are based on information provided by the Army. More specifically, the “Summary of HTW Sites – Expected Actions for Remediation and Site Closure” package served as an important source of soil volume information. The BCRRT LLC will remediate down to 50 ppm, which is based on protection of ecological receptors. Estimated soil volumes and contamination levels data for any work plan development would have to come from the final RI/FS Report for RAU 2A.

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The approach to soil remediation will have multiple phases. First, the area surrounding the firing ranges will be cleared of brush and surfaced cleared for Munitions and Explosives of Concern (MEC) with step outs as required by MEC discovery. Second, all soil excavated from firing berms and support areas will be sieved to remove bullets and bullet fragments. Third, for soil volumes where the remaining lead levels are moderate, on-property chemical treatment will be used to stabilize lead in a non-soluble form, leaving residual soluble lead concentrations below the 50 ppm standard. Finally, the remaining soils having the highest lead concentrations will be excavated and transported off-property for disposal in a permitted hazardous waste landfill.

Firing range berms when excavated will not be replaced. The location will be re-graded to match existing grades and restored with Clark County approved seed mix. All excavations will be backfilled with clean fill and similarly restored. Soil processed as part of the remediation process that meets Ecology standards will be made available to Clark County for future reuse. Lead stabilization processing shall be accomplished if required by County or State regulations.

UXO technicians will use instruments to insure that any unfired or discarded small arms ammunition is recovered and properly disposed. UXO technicians will investigate support structures, such as wood firing platforms prior to their demolition. Please note that a detailed Work Plan with adequate performance and compliance monitoring process acceptable to Ecology and open to public comments will be finalized before this work plan could be implemented.

#### **REMEDIAL ACTION UNIT 2B (RAU 2B)**

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RAU 2B is defined in **Section VIII** of the Decree. The remedial actions undertaken at RAU 2B prior to entry of the Decree are described in **Section IX** of the Decree. The remedial actions to be undertaken at RAU 2B are set forth in **Section X** of the Decree.

For RAU 2B, the draft final Remedial Investigation Report will be submitted to public comment and finalized.

#### **REMEDIAL ACTION UNIT 2C (RAU 2C) and SITE-WIDE GROUND WATER**

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RAU 2C is defined in **Section VIII** of the Decree. The remedial actions undertaken at RAU 2C prior to entry of the Decree are described in **Section IX** of the Decree. The remedial actions to be undertaken at RAU 2C are set forth in **Section X** of the Decree. The following is the conceptual remedial action plan for addressing ground water contamination at RAU 2C and throughout the remainder of the Property.

##### **A. GROUND WATER INVESTIGATION (Cleanup Obligation)**

Ground water monitoring is currently being conducted at the former locations of Landfill 4/Demo Area 1, Demo Area 2, and Demo Area 3 and at those portions of the Property

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perimeter identified as down-gradient in ground water flow terms from the former location of Landfill 4/Demo Area 1. Year one sampling of the long-term monitoring program required for Landfill 4/Demo Area 1 will be completed prior to transfer.

A draft Supplemental Ground Water Remedial Investigation Work Plan for RAU 2C and RAU 3 will be developed and implemented. That Work Plan is expected to include continued sampling of the boundary wells, as well as those wells at Demo Area 3 and Landfill 4/Demo Area 1. Sampling at three of the wells located at Demo Area 2 may be eliminated.

**B. GROUND WATER CLEANUP (Cleanup Obligation)**

**1. Performance Monitoring Plan**

The Cleanup Action Plan for RAU 2C will include a performance monitoring plan that will implement the selected cleanup action for the ground water. Under that monitoring plan, it is expected that the eleven wells surrounding Landfill 4/Demo Area 1 will continue to be sampled on quarterly basis until a clear and consistent decreasing trend of all contaminants of interest can be established over a period of four consecutive quarters. After that, the sampling frequency may be reduced to semi-annually for the next three years. If the decreasing trend continues, the sampling frequency may further be reduced to annually and will continue on annual basis until compliance with MTCA is achieved for all contaminants of interest. The remaining thirteen wells will be sampled on an annual basis in years 2 through 10. At the end of year 10, if a decreasing trend of all contaminants of interest continues in landfill 4 wells and no contaminants have been detected in any of these thirteen wells, then the sampling frequency may be reduced to once per five years and will continue at this frequency until compliance with MTCA is achieved.

**2. Contingency Plan**

The Cleanup Action Plan for RAU 2C will also include a contingency plan that will be implemented if the performance monitoring results indicate that the selected cleanup action for the ground water is insufficient to achieve MTCA cleanup standards within a reasonable restoration time frame. The plan must take into account the current groundwater conditions at Landfill 4/Demo Area 1 and the remote possibility of increasing contaminant levels.

**C. LONG-TERM CONFIRMATIONAL MONITORING (Long-Term Obligation)**

If needed, a Long-Term Operation and Maintenance Plan for RAU 2C that includes confirmational monitoring will be developed and implemented to ensure that ground water contaminant levels do not increase after cleanup standards have been achieved.

## **REMEDIAL ACTION UNIT 3 (RAU 3)**

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RAU 3 is defined in **Section VIII** of the Decree. The remedial actions undertaken at RAU 3 prior to entry of the Decree are described in **Section IX** of the Decree. The remedial actions to be undertaken at RAU 3 are set forth in **Section X** of the Decree. The following is the conceptual remedial action plan for RAU 3.

### **A. EMERGENCY ACTIONS – PERIMETER FENCE LINES AND SIGNAGE**

The following provides an overview of the institutional controls to be implemented as soon as possible following the transfer of the Early Transfer Parcel from the Army to Clark County.

#### **1. Property Perimeter Fence Line.**

As described in **Section X.C** of the Decree, conduct brush clearing and surface clearance of MEC within 10 feet of the interior of the Property perimeter fence line. If an item of MEC is found within a grid of the designated clearance area, then remediate that item. If either an item of MEC or a pattern of similar forensic evidence of a particular type of military munitions is found within a boundary grid, then also conduct step-out clearance as defined in **Section IV** of the Decree. The step-out grid(s) for this action shall be 100-feet by 100-feet and shall be surface cleared. If a step-out grid extends beyond the boundary of the Property, the BCRRT LLC shall notify Ecology and the Army. As data is collected during the surface clearance, the Anomalies Selection Board (ASB), which is defined in **Section IV** of the Decree, shall determine whether detected surface and subsurface anomalies should be further investigated and remediated.

Brush clearance will start as soon as possible after transfer and will involve MEC avoidance procedures (“Construction Support”). MEC clearance and disposal will be commenced after the Explosive Safety Submission is approved by the appropriate Department of Defense agency.

#### **2. Central Impact Target Area (CITA) Perimeter Fence Line.**

As described in **Section X.C** of the Decree, conduct brush clearing and surface clearance of MEC within 10 feet of the interior of the CITA perimeter fence line. If an item of MEC is found within a grid of the designated clearance area, then remediate that item. If an item of MEC or a pattern of similar forensic evidence of a particular type of military munitions is found within a boundary grid, then also conduct step-out clearance as defined in **Section IV** of the Decree. The step-out grid(s) for this action shall be 100-feet by 100-feet and shall be surface cleared. As data is collected during the surface clearance, the Anomalies Selection Board (ASB), which is defined in **Section IV** of the Decree, shall



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determine whether detected surface and subsurface anomalies should be further investigated and remediated.

**3. Property Perimeter and CITA Perimeter Fencing and Signage.**

As described in **Section X.C** of the Decree, following MEC clearance of the Property perimeter and CITA perimeter, repair and/or replace the perimeter fencing and install new signs on the fence at 50-foot intervals.

**B. INTERIM ACTIONS – ROADS AND TRAILS**

Along the approximately 40 miles of roads and trails found within the Property, MEC surface clearance, with vegetation removal, will be conducted on a buffer zone extending 20 feet from the road edge on both sides of the road. Actual clearance of the roads will not be done due to their long term use and as a result of regular road maintenance activities, including grading, cut and fill. Buffer zones will be surface cleared because the roads and trails represent a high use area throughout the area whether for the public or county rangers and maintenance personnel.

If an item of MEC or a pattern of similar forensic evidence of a particular type of military munitions is found within a boundary grid, then also conduct step-out clearance as defined in **Section IV** of the Decree. The step-out grid(s) shall be surface cleared. As data is collected during the surface clearance, the Anomalies Selection Board (ASB), which is defined in **Section IV** of the Decree, shall determine whether detected surface and subsurface anomalies should be further investigated and remediated.

**C. FINAL ACTIONS**

**1. REUSE CONSTRUCTION**

- a. Under Clark County's Reuse Plan, Clark County is contemplating the following new construction as part of the proposed Regional County Park:
  - (1) Camp Killpack;
  - (2) Rustic Retreat Center;
  - (3) Amphitheater Construction;
  - (4) Amphitheater Area.
- b. To allow for the future construction of proposed regional park facilities, an allowance for subsurface clearance of the "footprints" of these facilities has been developed. Also, construction support MEC avoidance will be required for deeper intrusions such as footers, borings, or utility trenches deeper than 2'.
- c. Step-out clearance procedures will apply to all clearance work.

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**2. FIRING POINTS**

- a. Digital Geophysical Mapping (DGM) will be conducted at all firing points to investigate for potential buried munitions. All DGM will be reviewed and anomalies to be investigated shall be selected by the ASB, described below. The DGM will require brush clearance of the firing points.
- b. Step-out clearance procedures will apply to all clearance work.

**3. DEMO AREAS**

- a. Demo Area 1: Surface clearance of 500' x 500' grid at center and a 100' x 200' grid where MEC was found in the area south of the Demo 1 (possible kick out).
- b. Demo Area 2: Surface clearance of 500' x 500' grid at center of Demo Area 2 (RAU 2B).
- c. Demo Area 3: Surface clearance of 500' x 500' grid at center of Demo Area 3 (RAU 2B).
- d. All surface clearance will include brush removal and use step-out clearance procedures.

**4. TARGET AREAS**

- a. 2.3" Rocket Range, 3.5" Rocket Range: Surface clearance will be conducted.
- b. Rifle grenade range, hand grenade range: Surface clearance will be conducted.
- c. 25 meter and Machine gun range: No additional clearance, subject to institutional controls.
- d. Surface clearance is necessary in the four ranges that used live ordnance and they are in or adjacent to high use areas.
- e. In addition to the MEC related activities detailed here, soil sampling for explosives residue will be conducted in the CITA in accordance with the approved work plan prepared for this activity by the Army and approved by Ecology.
- f. M203 Range QA Validation. This area has been cleared previously, but some questions remain regarding the efficacy of that effort. This activity includes Quality Assurance validation of approximately 20% of the former 10-acre M203 range to ensure the accuracy of previous MEC investigations related to this range.
- g. Step-out clearance procedures will apply to all clearance work.

**5. CENTRAL VALLEY AREA**

- a. This area will be surface cleared except where areas have been identified for other clearance actions. Specific reuse areas that involve some level of intrusive activity will be frost depth (i.e., 14" bgs) cleared, such as tent camping areas.

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- b. Step-out clearance procedures will apply to all clearance work.

**6. WETLAND AREA AND ENVIRONMENTAL STUDY AREA**

- a. A helicopter magnetometer survey will be conducted of the Wetland area adjacent to Lacamas Creek. Following analyses of the survey data, surface reconnaissance and/or intrusive investigation may be conducted of any anomalous grouping or anomaly areas of interest. This will be decided by the ASB, described below, upon review of the collected data. Helicopter borne instruments will allow a good look at wetlands and shallow water areas without intrusive and potentially destructive activity.
- b. The Environmental Study Area will be surface cleared.
- c. Step-out clearance procedures will apply to all clearance work.

**7. DENSE VEGETATION, MODERATE SLOPE**

- a. A total of 146 acres of the 600 acres, or approximately 24%, of the area classified as having dense vegetation and moderate slopes will be surface cleared. That acreage includes surface clearance of roads and trails, the perimeter fence line, Demos 2 and 3, firing points, etc. In addition, four 10-foot wide transects oriented North and South and another four oriented East and West will be spaced at 500-foot intervals in former Training areas 4, 5 and 12 will be further investigated and surface cleared.
- b. Step-out clearance procedures will apply to all clearance work.

**8. CENTRAL IMPACT TARGET AREA:**

- a. Brush removal and surface clearance of a work road to remove the estimated 13 “hard” targets. The work road would be extended to provide a loop for future controlled access. The estimate for the brush clearance for the work road for the CITA is 10 acres.
- b. Surface clearance of 200’ x 200’ grids around each hard target with clearance to frost depth (14” bgs) for anomalies.
- c. Step-out clearance procedures will apply to all clearance work.

**9. WILDLIFE MANAGEMENT AREA:**

Roads, trails and fence line clearance as discussed above. Construction support of activities such as forest management or fire suppression logging will be provided throughout the period BCRRT LLC holds the Early Transfer Parcel.

## **RELATED ACTIONS**

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### **A. STEP OUT PROCEDURES**

1. Step-out clearance” means, as defined in **Section IV** of the Decree, that if an item of MEC or similar forensic evidence of a particular type of military munitions is found within a boundary grid of a designated clearance area, then the clearance area shall be expanded (stepped-out) by adding new grid(s) adjacent to the grid of concern and the new grid(s) shall be cleared. If a new grid extends beyond the Property perimeter fence line, then that grid shall only be cleared up to, but not beyond, that fence line and Ecology and the Army shall be notified. This adaptive management process shall continue as long as MEC or forensic evidence of a particular type of military munitions continues to be found in a boundary grid.

Step-out clearance will be used to insure that what appear to be isolated discoveries of MEC are not, in fact, evidence of additional areas of concern (e.g., firing points or target areas). Any work required beyond the Property perimeter fence line is an Army retained condition.

2. Any unused “step-out allowance” will be applied to additional surface clearance in the border areas between the valley floor and the medium access/steep slope areas for an additional buffer zone.

### **B. MUNITIONS AND EXPLOSIVES OF CONCERN (MEC) SUPPORT SERVICES**

1. Construction support services will be supplied for soils and water-sampling operations, base operations, repair and maintenance activities such as utility trenching, and related support services throughout the project. Prior to commencement of construction support for vegetation clearance on perimeter fences as required for the Emergency Actions specified above for RAU 3, the contractor will have in place and submit copies to Ecology a Health and Safety Plan and operation’s specific standard operating procedures.
2. BCRRT LLC will develop and implement a rigorous MEC quality control plan consistent with current Department of Defense (DOD) and Army policies. Further, required explosive safety submissions, explosive site submissions (for temporary on-property storage of commercial explosives), and after action reports will be prepared and submitted for approval by the appropriate DOD activities after submission to Ecology for review and comment.
3. “Anomalies Selection Board” or “ASB” means, as defined in Section IV of the Decree, the Board that reviews data regarding surface and subsurface anomalies and makes decisions regarding the further investigation and remediation of those anomalies based on that data. The members of the ASB shall be selected by the mutual agreement of the project coordinators. If the project coordinators are unable to agree on the membership of the ASB or if the ASB is unable to reach

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mutual agreement on the further investigation or remediation of anomalies, then Ecology's project coordinator will issue a written decision. Clark County and/or the BCRRT LLC may request review of any decision by Ecology's project coordinator in accordance with the dispute resolution process set forth in Section XVI of this Decree.

**C. MATERIALS POSING POTENTIAL OF EXPLOSIVE HAZARD (MPPEH)**

1. All MPPEH collected will be inspected to appropriate standards and, if required, treated on location by a flashing furnace and demilitarized as required by DOD directives prior to shipment off-property to a recycler.
2. All MPPEH operations will be subject to strict quality control procedures.

**D. UXO TECH TRAINING FOR CLARK COUNTY EMPLOYEES**

Training of three Clark County employees and/or Park Rangers as DOD Certified UXO Technician Level I will be provided to ensure that Clark County will have access to construction support and MEC support services as needed. This training is an integral part of long-term institutional controls.

